



Electronically Filed on _____

Entered on Docket
December 15, 2009

A handwritten signature in cursive script, reading "Bruce A. Markell".

Hon. Bruce A. Markell
United States Bankruptcy Judge

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US Bank Natl. Assoc., as Trustee for Credit Suisse First Boston ARMT 2005-9
09-76676

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA**

In Re:

Keith Oakley and Susan Oakley

Debtors.

BK-S-09-26685-bam

Date: 11/16/09
Time: 1:30 p.m.

Chapter 7

ORDER VACATING AUTOMATIC STAY

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to Secured Creditor US Bank Natl. Assoc., as Trustee for Credit Suisse First Boston ARMT 2005-9, its assignees and/or successors in interest, of the subject property, generally described as 1137 Amarillo Sky Pl., Henderson, NV 89002, and legally described as follows:

Parcel I:

Unit 1 in Building 70 of Final Map of PARADISE COURT, (a Common Interest Community), as shown by Map thereof on file in Book 116 of Plats, Page 33, in the office of the County Recorder of Clark County, Nevada;

TOGETHER WITH associated Garage Unit, as set forth in that certain Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements of PARADISE COURT, recorded May 18, 2004 in Book 20040518 as Document No. 01999, Official Records.

Parcel II:

A non-exclusive right and easement of ingress and egress and of use in, to, and over all common elements, including, but not limited to, private streets, as defined in and subject to the Declaration, which are appurtenant to Parcel I described above.

Parcel III:

The exclusive right of use, possession, and occupancy of those portions of above-referenced Plat as designated as exclusive use areas and limited common elements, including, but not limited to, Yard Component, as defined in and subject to the Declaration, which are appurtenant to Parcel I described above.

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IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall give Debtors at least five business days' notice of the time, place and date of sale.

DATED this 8th day of December 2009

Submitted by:

WILDE & ASSOCIATES

By: Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

Attorney for Secured Creditor

208 South Jones Boulevard

Las Vegas, Nevada 89107

APPROVED / DISAPPROVED

By: _____

David L. Tanner

7472 W. Sahara Ave. #101

Las Vegas, NV 89117

Attorney for Debtor(s)

Nevada Bar No: _____

APPROVED / DISAPPROVED

By: _____

Lenard E Schwartzer

2850 S. Jones Blvd. #1

Las Vegas, NV 89146

Chapter 7 Trustee

1 ALTERNATIVE METHOD RE: LOCAL RULE 9021:

2 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

3 ☐ The court waived the requirements of LR 9021.

4 ☒ No parties appeared or filed written objections, and there is no trustee appointed in the case.

5 ☒ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any
6 unrepresented parties who appeared at the hearing, and any trustee appointed in this case,
and each has approved or disapproved the order, or failed to respond, as indicated below
(list each party and whether the party has approved, disapproved, or failed to respond to the
document):

7 (List Parties)

8 Debtor's counsel:

9 ☐ approved the form of this order ☐ disapproved the form of this order

10 ☐ waived the right to review the order and/or ☒ failed to respond to the document

11 ☐ appeared at the hearing, waived the right to review the order

12 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

13 Trustee:

14 ☐ approved the form of this order ☒ disapproved the form of this order

15 ☐ waived the right to review the order and/or ☒ failed to respond to the document

16 Other Party: _____

17 ☐ approved the form of this order ☐ disapproved the form of this order

18 ☐ waived the right to review the order and/or ☐ failed to respond to the document

19 Breach Order:

20 ☐ This is an Order Vacating the Stay after the Failure to cure a Declaration of Breach. Copies of
21 this proposed order were transmitted to Debtor's counsel and appointed trustee to which
22 they have not replied

24 Submitted by:

25 /s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

26 Attorney for Secured Creditor